

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018**

State Form 56059 (R / 6-17)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Wells County
Jurisdiction Bluffton RDC
Allocation Code T90401
Allocation Area Name Adams Street #1 TIF

Form Prepared By:

Name Matt Eckerle
Unit/Company H. J. Umbaugh & Associates
Telephone Number 317-465-1500
E-mail Address eckerle@umbaugh.com

1) 2016 Pay 2017 Base Assessed Value of Allocation Area	28,933,228	
2) 2016 Pay 2017 Incremental Assessed Value of Allocation Area	21,587,477	
3) 2016 Pay 2017 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$50,520,705
4) 2017 Pay 2018 Net Assessed Value of Allocation Area	52,894,035	
5) 2017 Pay 2018 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	535,520	
6) 2017 Pay 2018 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2017 Pay 2018 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	1,888,620	
8) Estimated Assessed Value Decrease Due to 2017 Pay 2018 Appeals Settlements in Allocation Area		
9) 2017 Pay 2018 Adjusted Net Assessed Value of Allocation Area		\$50,469,895
10) 2017 Pay 2018 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.99899
11) 2017 Pay 2018 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$28,904,005
12) 2017 Pay 2018 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$23,990,030
13) Estimated 2017 Pay 2018 Tax Rate for the Allocation Area (Round to Four Decimal Places)	1.9112	
14) Estimated 2017 Pay 2018 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$458,497	
15) Actual 2016 Pay 2017 Tax Rate for the Allocation Area	1.9112	
2017 PAY 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.99899

I, Beth Davis Auditor, of Wells County County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

7-24-2017Beth Davis
County Auditor (Signature)

Beth Davis

County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name _____

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Courtney Schaafsma
Commissioner, Department of Local Government Finance7-24-17
Date (month, day, year)

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018**

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Wells County
Jurisdiction Bluffton RDC
Allocation Code T90402
Allocation Area Name Adams Street #2 TIF

Form Prepared By:

Name Matt Eckerle
Unit/Company H. J. Umbaugh & Associates
Telephone Number 317-465-1500
E-mail Address eckerle@umbaugh.com

1) 2016 Pay 2017 Base Assessed Value of Allocation Area	<u>2,432,676</u>	
2) 2016 Pay 2017 Incremental Assessed Value of Allocation Area	<u>2,738,223</u>	
3) 2016 Pay 2017 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$5,170,899</u>
4) 2017 Pay 2018 Net Assessed Value of Allocation Area	<u>5,518,180</u>	
5) 2017 Pay 2018 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status		
6) 2017 Pay 2018 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2017 Pay 2018 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>312,580</u>	
8) Estimated Assessed Value Decrease Due to 2017 Pay 2018 Appeals Settlements in Allocation Area		
9) 2017 Pay 2018 Adjusted Net Assessed Value of Allocation Area		<u>\$5,205,600</u>
10) 2017 Pay 2018 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.00671</u>
11) 2017 Pay 2018 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$2,448,999</u>
12) 2017 Pay 2018 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$3,069,181</u>
13) Estimated 2017 Pay 2018 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>1.8740</u>
14) Estimated 2017 Pay 2018 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$57,516</u>
15) Actual 2016 Pay 2017 Tax Rate for the Allocation Area		<u>1.8740</u>
2017 PAY 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.00671</u>

I, Beth Davis Auditor, of Wells County County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 7-24-2017
Beth Davis
County Auditor (Signature)

Beth Davis
County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name _____

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Anthony J. Schaafsma
Commissioner, Department of Local Government Finance

7-24-17
Date (month, day, year)

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018**

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Wells
Jurisdiction Ossian RDC
Allocation Code T90901
Allocation Area Name Ossian Industrial Park EDA TIF

Form Prepared By:

Name Matt Eckerle
Unit/Company H. J. Umbaugh & Associates
Telephone Number 317-465-1500
E-mail Address eckerle@umbaugh.com

1) 2016 Pay 2017 Base Assessed Value of Allocation Area	13,902,389	
2) 2016 Pay 2017 Incremental Assessed Value of Allocation Area	(516,801)	
3) 2016 Pay 2017 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$13,385,588
4) 2017 Pay 2018 Net Assessed Value of Allocation Area	14,140,947	
5) 2017 Pay 2018 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	457,432	
6) 2017 Pay 2018 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2017 Pay 2018 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	118,940	
8) Estimated Assessed Value Decrease Due to 2017 Pay 2018 Appeals Settlements in Allocation Area		
9) 2017 Pay 2018 Adjusted Net Assessed Value of Allocation Area		\$13,564,575
10) 2017 Pay 2018 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.01337
11) 2017 Pay 2018 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$14,088,264
12) 2017 Pay 2018 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$52,683
13) Estimated 2017 Pay 2018 Tax Rate for the Allocation Area (Round to Four Decimal Places)		1.3913
14) Estimated 2017 Pay 2018 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$733
15) Actual 2016 Pay 2017 Tax Rate for the Allocation Area		1.3913
2017 PAY 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.01337

I, Beth Davis Auditor, of Wells County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

7-24-2017

Beth Davis
County Auditor (Signature)

Beth Davis
County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name _____

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Courtney L. Schaafsma
Commissioner, Department of Local Government Finance

7-24-17
Date (month, day, year)